

October 6, 2022

**By Hand Delivery**

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 200  
Washington, DC 20001

**Re: BZA Application No. XXXXX – 2646 39<sup>th</sup> Street, NW (Square 1807, Lot 37) of 2646 39<sup>th</sup> Street LLC**

Dear Members of the Board:

This Application package include two copies of the following materials:

- A receipt for the filing fee for \$1,620 (paid online via IZIS);
- A letter authorizing Sullivan & Barros, LLP to represent the Applicant;
- A Self-Certification Form;
- A statement of existing and intended use;
- An Applicant's Preliminary Statement explaining how the application meets the burden of proof for the requested relief;
- A Plat of the Property from the D.C. Office of the Surveyor;
- Architectural Plans and Elevations of the Proposed Project;
- Photographs;
- A Certificate of Proficiency;
- A Certificate of Service;
- A Statement of Community outreach; and
- Names and addresses—and self-stick labels—of all the property owners within 200 feet of the Subject Property (two sets of labels and two copies).

Thank you for your consideration of this Application.

Sincerely,

/S/Sarah Harkcom

Sarah Harkcom, Case Manager  
Sullivan & Barros, LLP

2646 39<sup>TH</sup> STREET LLC  
2300 WISCONSIN AVE NW STE 300A  
WASHINGTON DC 20007-1885

August 23, 2022

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

**Re: BZA Application – 2646 39th Street, NW (Square 1807, Lot 37)**

Dear Members of the Board:

I hereby authorize Martin Sullivan and Alexandra Wilson from the law firm of Sullivan & Barros, LLP to represent 2646 39<sup>TH</sup> STREET LLC, the owner of the above-referenced property, in all proceedings before the D.C. Board of Zoning Adjustment concerning this application.

Sincerely,

**2646 39<sup>TH</sup> STREET LLC**

By: 

Name: Barry Madani

Title: Managing Member



BEFORE THE BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
2646 39th Street, NW	1807	37	RA-1
Single-Member Advisory Neighborhood Commission District(s):		3B03	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	<input type="checkbox"/> § 1000.1 - Use Variance	<input type="checkbox"/> § 1002.1 - Area Variance	<input checked="" type="checkbox"/> § 901.1-Special Exception
Pursuant to Subsections			U-421

Pursuant to 11 DCMR Y § 300.6, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.



The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22 2405)

 Owner's Signature		Owner's Name (Please Print) 2646 39th Street LLC	
 Agent's Signature		Agent's Name (Please Print) Jonthan Eric Gronning, AIA	
Date	10/6/2022	D.C. Bar No.	or Architect Registration No. ARC100654

## INSTRUCTIONS

**Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.**

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
<b>Lot Area</b> (sq. ft.)	6,311 sq. ft.	NA	NA	6,311 sq. ft.	NA
<b>Lot Width</b> (ft. to the tenth)	50.27 ft.	NA	NA	50.27 ft.	NA
<b>Lot Occupancy</b> (building area/lot area)	28%	NA	40%	36%	NA
<b>Floor Area Ratio (FAR)</b> (floor area/lot area)	0.56	NA	0.9	0.9	NA
<b>Parking Spaces</b> (number)	NA	1 space	NA	3 spaces	NA
<b>Loading Berths</b> (number and size in ft.)	NA	NA	NA	NA	NA
<b>Front Yard</b> (ft. to the tenth)	NA	NA	NA	NA	NA
<b>Rear Yard</b> (ft. to the tenth)	76 ft. 10 ⅞ in.	20 ft.	NA	54 ft. 2 ½ in.	NA
<b>Side Yard</b> (ft. to the tenth)	NA	1, 8 ft. side yard	NA	8 ft.	NA
<b>Court, Open</b> (width by depth in ft.)	NA	NA	NA	NA	NA
<b>Court, Closed</b> (width by depth in ft.)	NA	NA	NA	NA	NA
<b>Height</b> (ft. to the tenth)	27 ft. 2 ⅞ in.	NA	40 ft., 3 stories	30 ft. 8 ⅞ in. , 3 stories	NA



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

**Statement of Existing and Intended Use – 2646 39<sup>th</sup> Street, NW (Square 1807, Lot 37)**

The Subject Property is currently a 4-unit residential building.

The Applicant is proposing to construct an addition and use the property as a 7-unit residential building.

**DISTRICT OF COLUMBIA**  
**BOARD OF ZONING ADJUSTMENT**

**Applicant's Statement of 2646 39th Street LLC**  
**2646 39<sup>th</sup> Street, NW (Square 1807, Lot 37)**

**I. INTRODUCTION.**

This Statement is submitted on behalf of 2646 39th Street LLC, (the “**Applicant**”) the owner of the property located at 2646 39<sup>th</sup> Street, NW (Square 1807, Lot 37) (the “**Property**”). The Property is located in the RA-1 zone district. The Applicant is proposing to construct an addition (the “**Addition**”) to the existing four-unit building (the “**Building**”) and to add three new residential dwelling units for a total of seven dwelling units (the “**Project**”). New residential developments in the RA-1 zone require special exception relief pursuant to U-421. The Zoning Administrator’s interpretation of what constitutes a “new residential development” under U-421 includes the expansion of an existing apartment house and increase in the number of units. Accordingly, the Project requires special exception approval pursuant to Section U-421 of the D.C. Zoning Regulations.

**II. JURISDICTION OF THE BOARD.**

The Board has jurisdiction to grant the special exception approval requested pursuant to Subtitle X § 901 and U § 421.

**III. BACKGROUND.**

**A. Description of the Subject Property and Surrounding Area.**

The Property is zoned RA-1 and is an interior lot with 6,311 square feet of land area. It is located in the Glover Park neighborhood. To the north of the Property is 39<sup>th</sup> Street, NW. To the south of the Property is a seven-unit apartment house (3941 Davis Place, NW). To the west of the Property is a four-unit apartment house (2650 39<sup>th</sup> Street, NW). To the east of the Property is a

four-unit apartment house (2642 39<sup>th</sup> Street, NW). The surrounding area is characterized by residential uses with larger apartment and condo buildings to the north. It is also located near Stoddert Elementary School and Glover Archbold Park. The Property is approximately 0.5 miles from Wisconsin Avenue, NW where future residents will have access to a number of services, including restaurants, gyms, and grocery stores.

**B. Description of the Proposed Project.**

The Applicant proposes to construct a three-story addition at the rear of the Building and a third story addition on top of the existing Building footprint. As part of the Project, the Applicant will increase the number of units from four units to seven units. The Project is conforming with respect to the development standards of the RA-1 zone as follows:

<b>Standard</b>	<b>Existing</b>	<b>Min/Max</b>	<b>Proposal</b>
Height, Stories	27 ft. 2-7/8 in.	40 ft., 3 stories	30 ft. 8-7/8 in.
FAR	0.56	0.9	0.9
Lot Occupancy	28%	40%	36%
Side Yards	One, 8 ft.	3 in/1 ft. height, not less than 8 ft.	One, 8 ft.
Rear Yard	76 ft. 10-1/8 in.	20 ft.	54 ft. 2-1/2 in.
Parking	NA	1 space for every 3 units over 4 (1 space)	3 spaces

**IV. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE X-901.2 AND U-421.**

**A. General Special Exception Requirements of Subtitle X-901.2.**

Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not tend to affect adversely the use of neighboring property; subject also, in this case, to the specific requirements for relief under U-421.

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application. See, e.g., *Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment*, 753 A.2d 984, 986 (D.C. 2000).

**B. The Application satisfies the General Special Exception Criteria.**

The granting of the special exception will be in harmony with the general purpose and intent of the zoning regulations. The RA-1 Zone provides for areas predominately developed with low to moderate density development, including multi-family residential buildings. The Project is in harmony with the general purpose and intent of the Zoning Regulations, as the Applicant is proposing to add units to an existing multifamily residential building. The area is made up of a mix of multi-family residential developments, single-family dwellings, and institutional uses.

The granting of the special exception will not tend to adversely affect the use of neighboring properties. The Applicant is adding only three new dwelling units to an existing multi-family building; therefore, the underlying multi-family use is not changing, only the number of units. The surrounding area is characterized by residential uses with larger apartment and condo buildings to the north. The Applicant is providing more parking than necessary to mitigate any potential impacts from additional density, and the Project is otherwise conforming with the development standards of the RA-1 Zone.

**C. The Application satisfied the Specific Requirements of U § 421.**

New residential developments in the RA-1 zone require special exception relief pursuant to U-421. The Zoning Administrator's interpretation of what constitutes a "new residential development" under U-421 includes the expansion of an existing apartment house. Accordingly,



the Project requires special exception approval pursuant to Section U-421 of the D.C. Zoning Regulation:

**Section 421.2: The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:**

**(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and**

It is expected that the Office of the State Superintendent of Education will not have an issue with the increase in residents from three additional units.

**(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.**

The Property is located near Stoddert Elementary School and Glover Archbold Park. The Property is approximately 0.5 miles from Wisconsin Avenue, NW where future residents will have access to a number of services, including restaurants, gyms, and grocery stores. Accordingly, public street, recreation, and other services exist to accommodate the residents that can be expected to reside in the project.

**Section 421.3: The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.**

The Applicant has provided—or will provide as requested by the Office of Planning—sufficient information for the Office of Planning to comment and make recommendations on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.

**Section 421.4: In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor**

**plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.**

The developer has submitted a site plan, a set of typical floors plans and elevations. There are no proposed grade changes, and the Applicant will provide a more detailed landscape plan and GAR sheets in a subsequent filing. The Applicant is not proposing any new rights of ways or easements.

**V. CONCLUSION.**

For the reasons stated above, this Application meets the requirements for special exception approval by the Board, and the Applicant respectfully requests that the Board grant the requested special exception approval.

Respectfully submitted,

*Alexandra Wilson*

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Alexandra Wilson  
Sullivan & Barros, LLP  
Date: October 6, 2022

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., September 26, 2022

Plat for Building Permit of :

SQUARE 1807 LOT 37

Scale: 1 inch = 20 feet

Recorded in Book 107 Page 139

Receipt No. 22-07238

Drawn by: A.S.

Furnished to: JONATHAN ERIC GRONNING

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

*Lynn Savoia*

For: Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:  
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;  
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and  
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;  
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;  
3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;  
4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and  
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

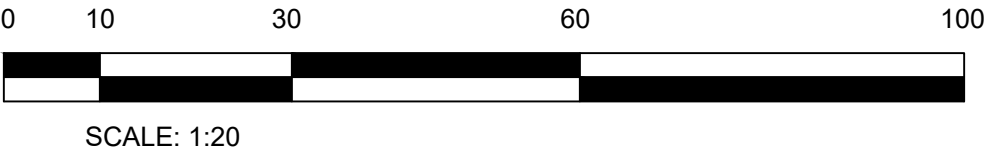
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Relationship  
to Lot Owner: \_\_\_\_\_

If a registered design professional, provide license number  
\_\_\_\_\_ and include stamp below.

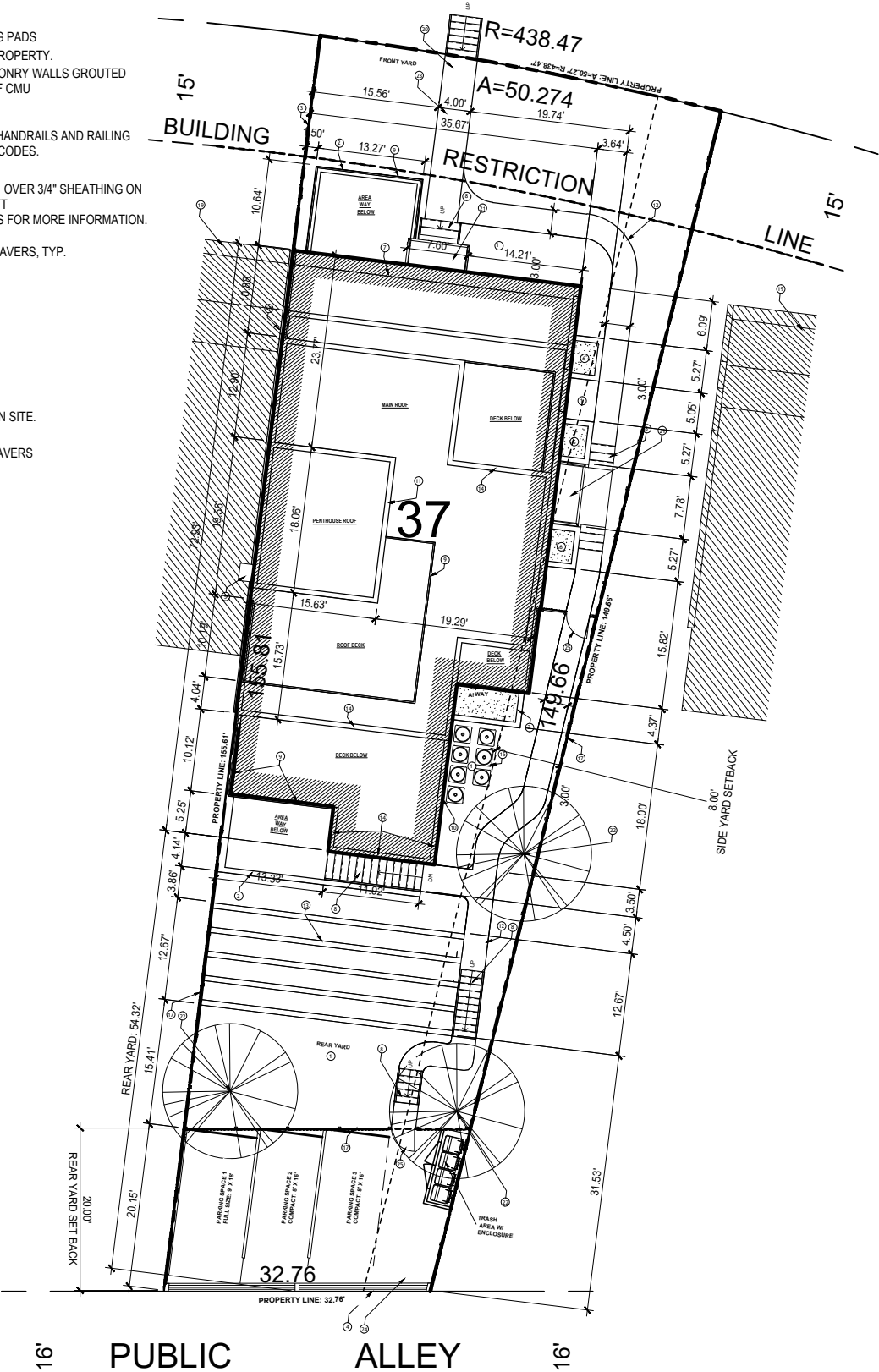


SQUARE 1807

39th STREET, N.W.

PLAT NOTES:

- 1 LANDSCAPED AREA - SHOWN HATCHED
- 2 (N) AREA WAY W/ 8" MASONRY WALLS W/ 24"X12" FOUNDATION W/ 3#4 BARS. GROUT BLOCK SOLID AND PROVIDED 1#3 VERTICAL REINFORCING AT EVERY CELL. PARGE INTERIOR OF CMU BLOCKS.
- 3 PROPERTY LINE
- 4 ROLL-UP DOORS FOR PARKING PADS
- 5 (E) CHIMNEY ON NEIGHBORING PROPERTY.
- 6 (N) WINDOW WELLS W/ 8" MASONRY WALLS GROUTED SOLID. PARGE INSIDE FACE OF CMU BLOCKS.
- 7 (E) MASNARD ROOF
- 8 (N) CONC. STAIR WITH STEEL HANDRAILS AND RAILING ABOVE TO COMPLY WITH ALL CODES.
- 9 (N) 36" HIGH STEEL RAILING
- 10 SCHEDULED EXTERIOR FINISH OVER 3/4" SHEATHING ON 2X6 WOOD FRAMING, R-19 BATT INSULATION - SEE WALL TYPES FOR MORE INFORMATION.
- 11 PENTHOUSE
- 12 (N) WALK-WAY W/ PERVIOUS PAVERS, TYP.
- 13 STEPPED PLANTER BEDS
- 14 ROOF PARAPET
- 15 LINE OF SIDE YARD SETBACK
- 17 (N) FENCE
- 18 (E) PARTY WALL
- 19 NEIGHBORING BUILDING
- 20 (E) CONC. STEPS AND RAILING
- 21 (N) ENTRANCE CANOPY
- 22 (E) TREE. VERIFY LOCATION ON SITE.
- 23 (E) CONC. WALKWAY
- 24 PARKING PAD W/ PERVIOUS PAVERS
- 25 FENCE GATE



PROJECT DATA

BUILDING ADDRESS:		2646 39TH ST. NW		WASHINGTON, DC 20007	
ZONE:	RA-1	LOT:	0037	SQUARE:	1807
CONSTRUCTION TYPE:		3B			
USE GROUP:		RA-1			
NUMBER OF STORIES:		3			
FIRE ALARM:		YES			
FIRE SPRINKLER:		YES			
PARKING SPACES:		3 (1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS)			
SCOPE OF WORK:		ADDITION AND RENOVATION OF AN TWO STORY MASONRY APARTMENT. ADDITION OF NEW THIRD FLOOR AND PENTHOUSE.			
LOT SF:		6,311 SF			
MIN. LOT AREA:		1,800 SF			
EXISTING BUILDING FOOTPRINT:		1,779.24 SF (INCLUDING EXISTING REAR PORCH AREA) 1,420 SF (OUTLINE OF MASONRY STRUCTURE)			
PROPOSED BUILDING FOOTPRINT:		2,308 SF			
LOT OCCUPANCY:		ALLOWABLE: 40% (2,524.4 SF)	EXISTING: 28% (1,779.24SF)	PROPOSED: 36%(2,308 SF)	
FLOOR AREA RATIO:		ALLOWABLE: 0.9	EXISTING: 0.56	PROPOSED: 0.9	
PENTHOUSE AREA:		ALLOWABLE: 20% OF ROOF AREA	EXISTING: N/A	PROPOSED: 20% (262 SF)	
REAR YARD:		ALLOWABLE: N/A	EXISTING: 76'-10 1/8"	PROPOSED: 54'-2 1/2"	
BUILDING HEIGHT (MEASURED FROM BHMP):		ALLOWABLE: 40' MAX	EXISTING: 27'-2 7/8"	PROPOSED: 30'-8 7/8"	
GREEN AREA RATIO (GAR):		ALLOWABLE: 0.4	EXISTING: N/A	PROPOSED: 0.488	

DRAWING LIST

BZ-1	PROJECT INFORMATION AND LOCATION MAP
BZ-2	EXISTING PHOTOS
BZ-3	EXISTING AND PROPOSED SITE PLANS
BZ-4	EXISTING CONDITIONS
BZ-5	PROPOSED CONDITIONS AND GFA
BZ-6	PROPOSED UNIT AREAS
BZ-7	EXTERIOR ELEVATIONS



1 | LOCATION MAP  
A200 | SCALE 1" = 30'-0"



39TH ST. APARTMENT RENOVATION

2646 39TH STREET NW

STREET NW - REAR - WASHINGTON, DC 20001 T: 202.223.7059 www.gronningarchitects.com

PROJECT INFORMATION AND LOCATION MAP

BZ-1

10/6/2022 2:29:30 PM



2646 39TH STREET NW



2646 39TH STREET NW



2646 39TH STREET NW



EXISTING PARKING PAD

2646 39TH STREET NW



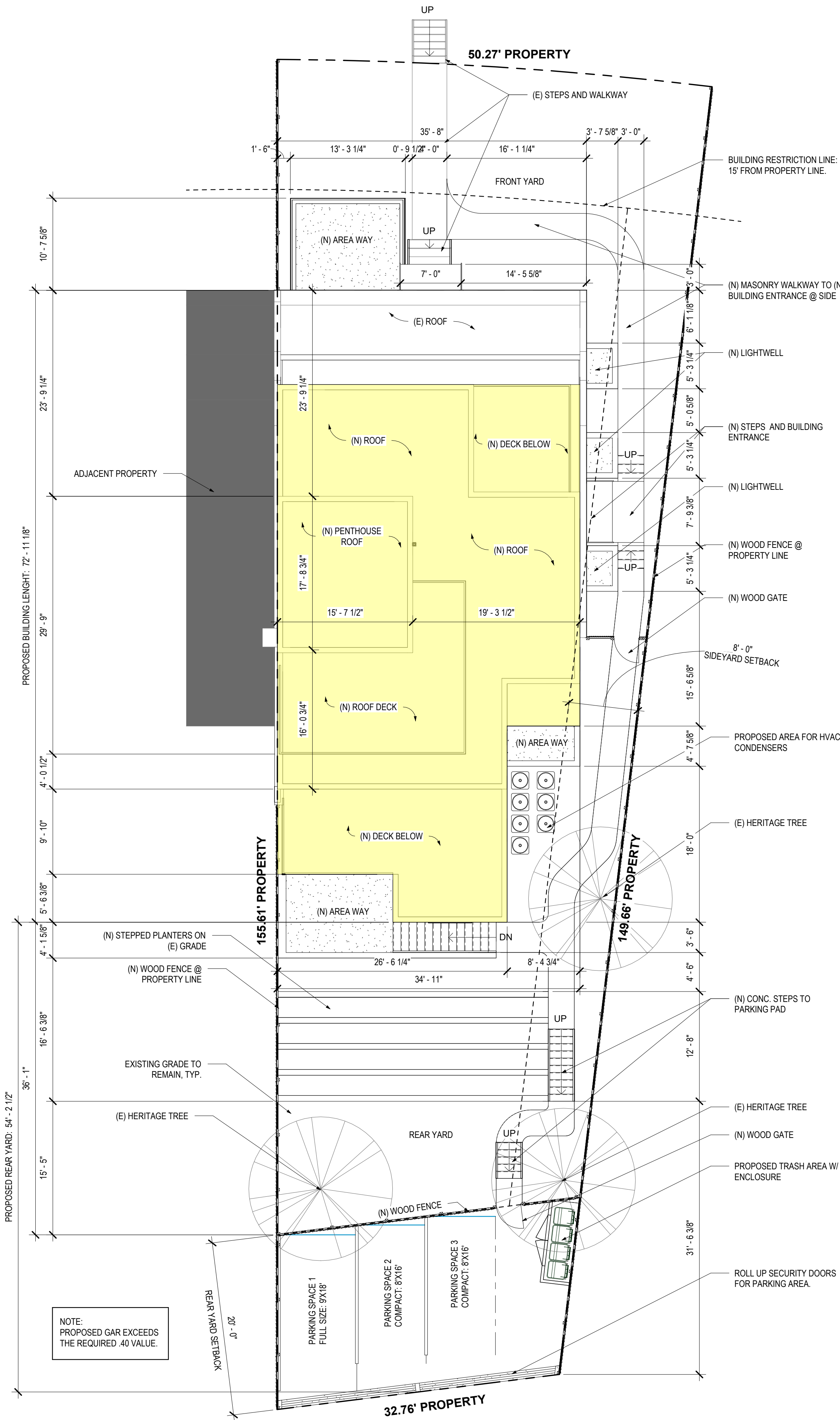
2646 39TH STREET NW

# 39TH ST. APARTMENT RENOVATION

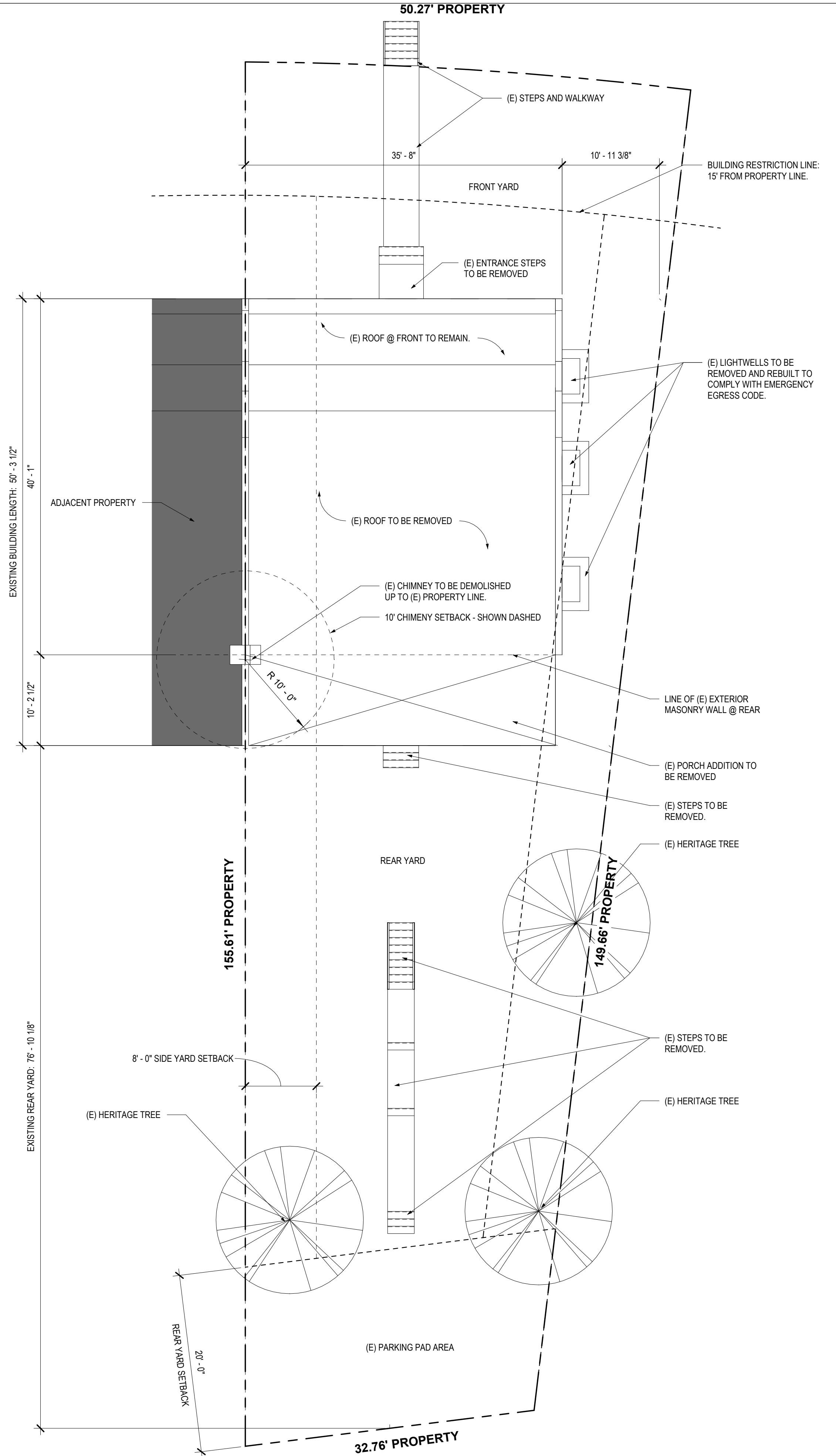


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2 | SITE PLAN / GRADING PLAN - PROPOSED  
A200 SCALE 1/8" = 1'-0"



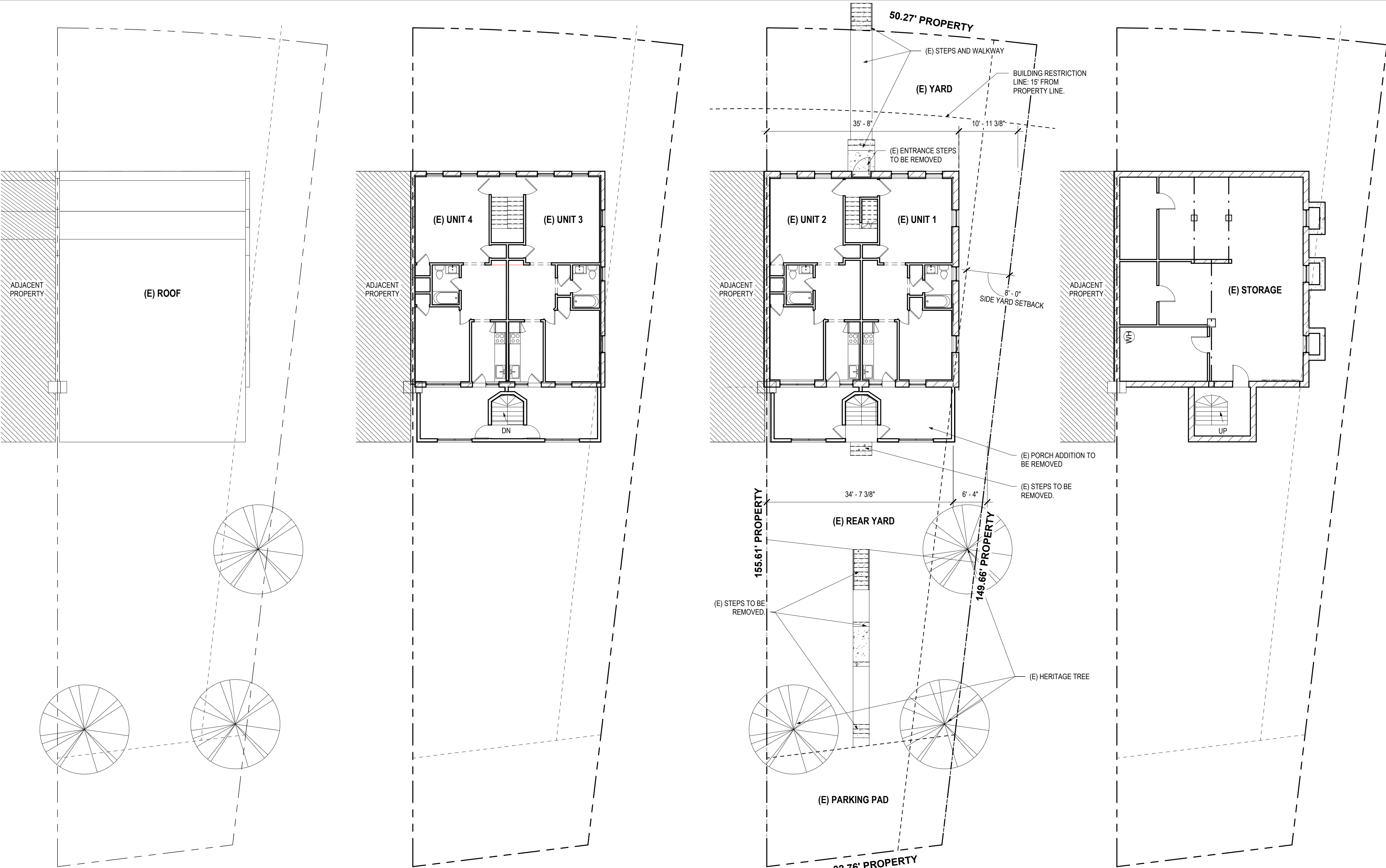
1 | SITE PLAN - EXISTING  
A200 SCALE 1/8" = 1'-0"

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EXISTING GROSS FLOOR AREA (GFA)

CELLAR	1,429.64 SF
GROUND FLOOR	1,779.24 SF
2ND FLOOR	1,799.24 SF
TOTAL	4,988.12SF
TOTAL W/OUT CELLAR	3,558.48 SF = FAR +/- .56



5 | ROOF PLAN - EXISTING

A200 | SCALE 3/32" = 1'-0"

3 | 2ND FLOOR - EXISTING

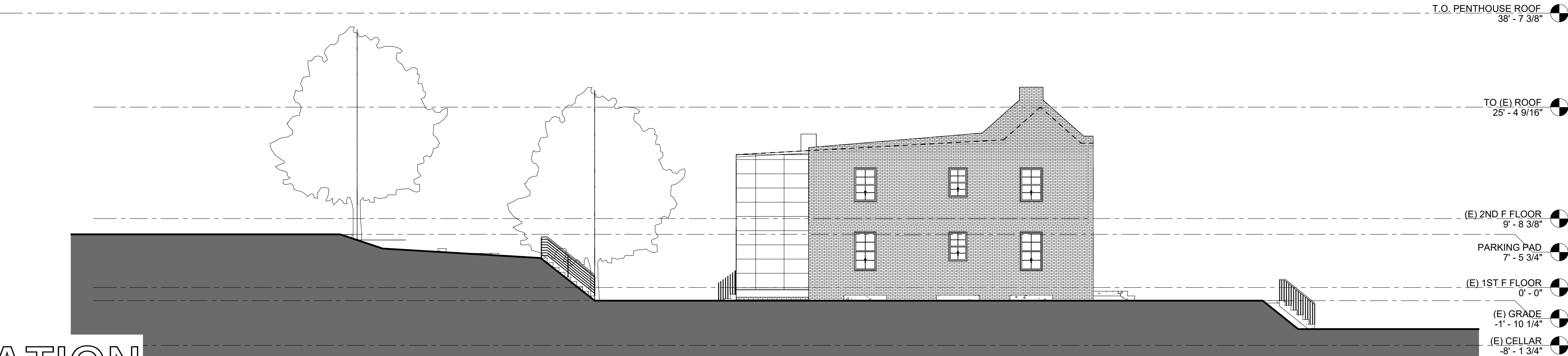
A200 | SCALE 3/32" = 1'-0"

2 | 1ST FLOOR - EXISTING

A200 | SCALE 3/32" = 1'-0"

1 | CELLAR - EXISTING

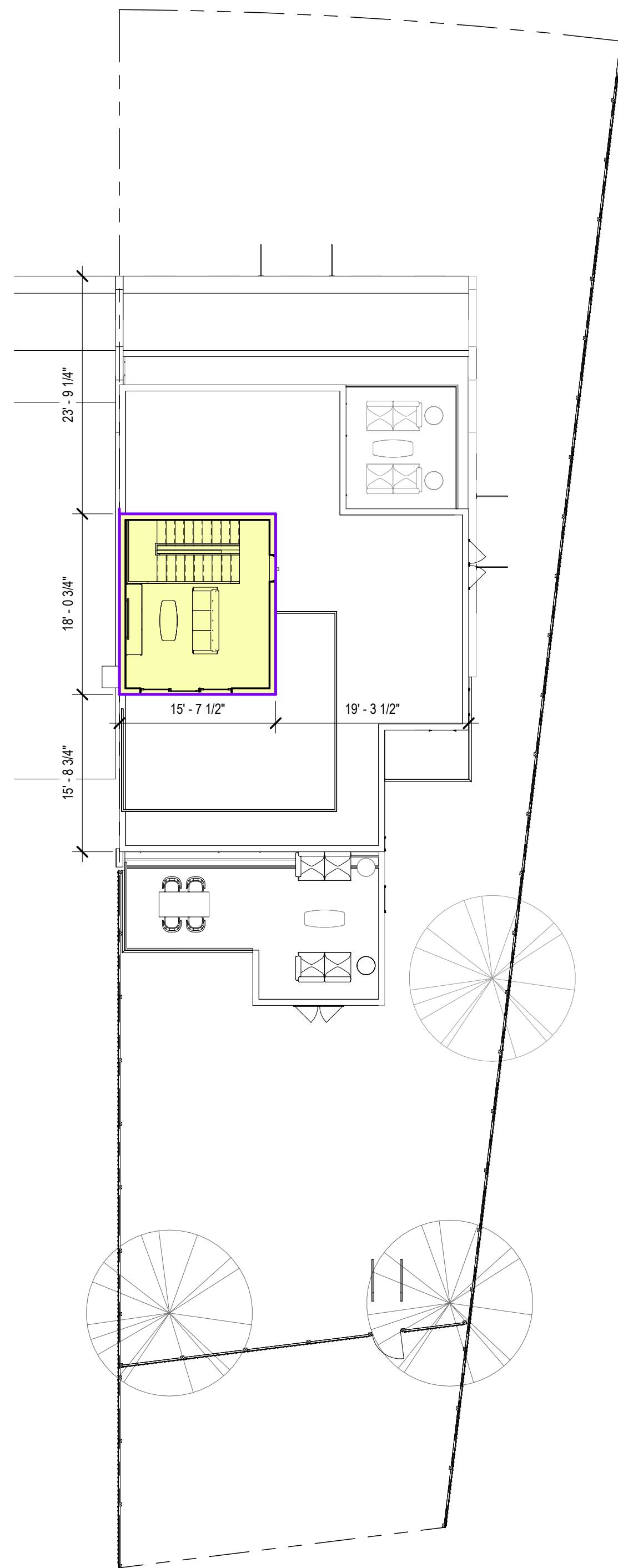
A200 | SCALE 3/32" = 1'-0"



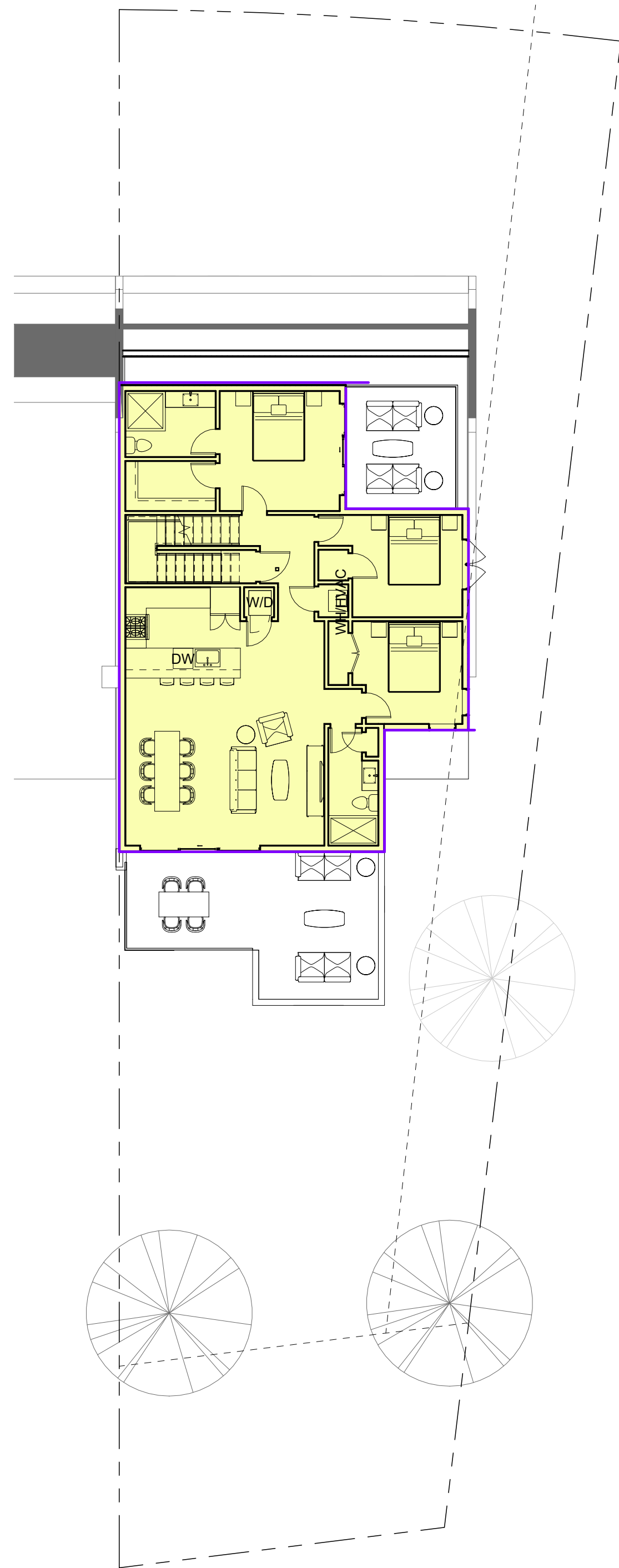
6 | EXISTING ELEVATION

SCALE 1" = 10'-0"

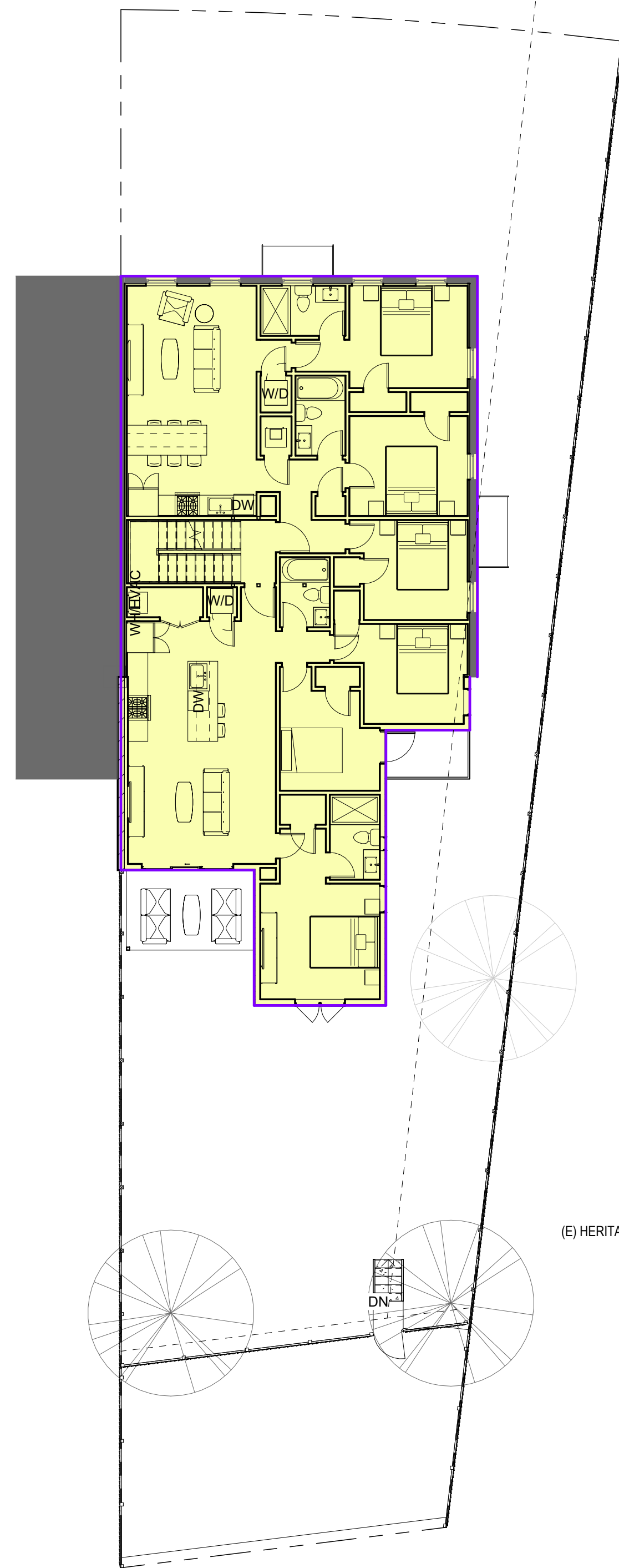




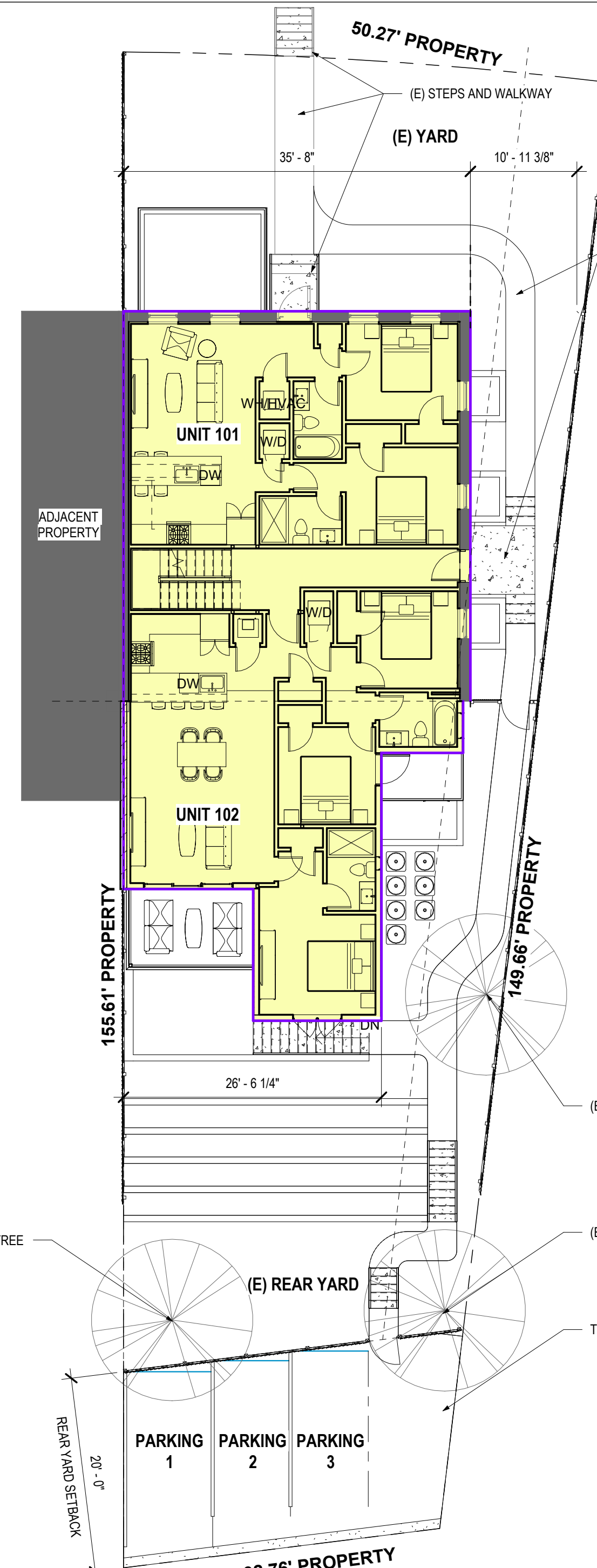
4 | PENTHOUSE  
A200 SCALE 3/32" = 1'-0"



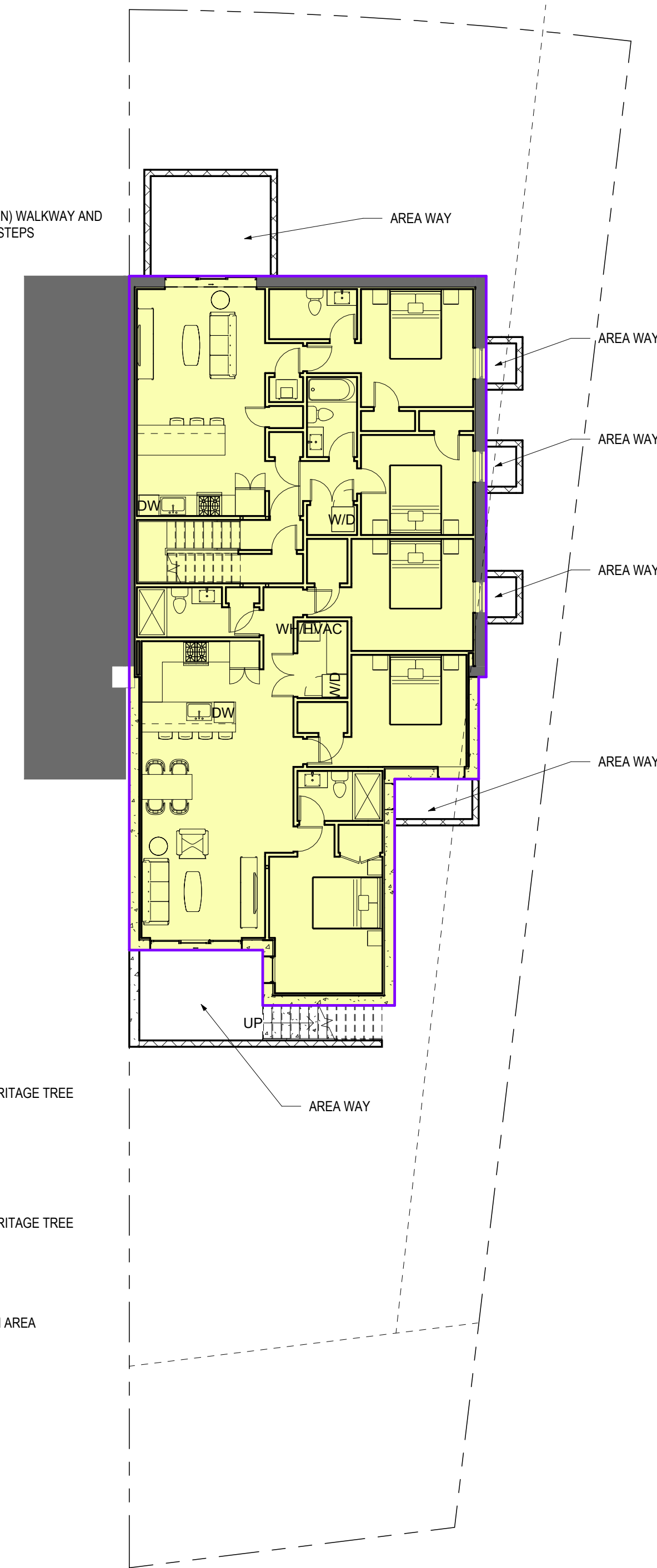
3 | 3RD FLOOR  
A200 SCALE 3/32" = 1'-0"



2 | 2ND FLOOR  
A200 SCALE 3/32" = 1'-0"

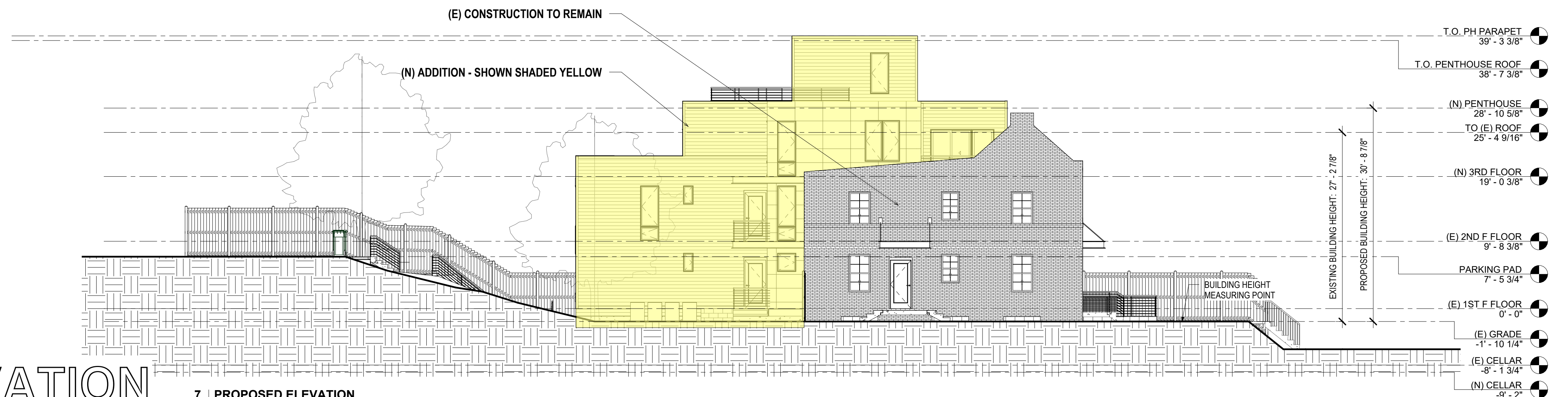


1 | 1ST FLOOR  
A200 SCALE 3/32" = 1'-0"



6 | CELLAR  
A200 SCALE 3/32" = 1'-0"

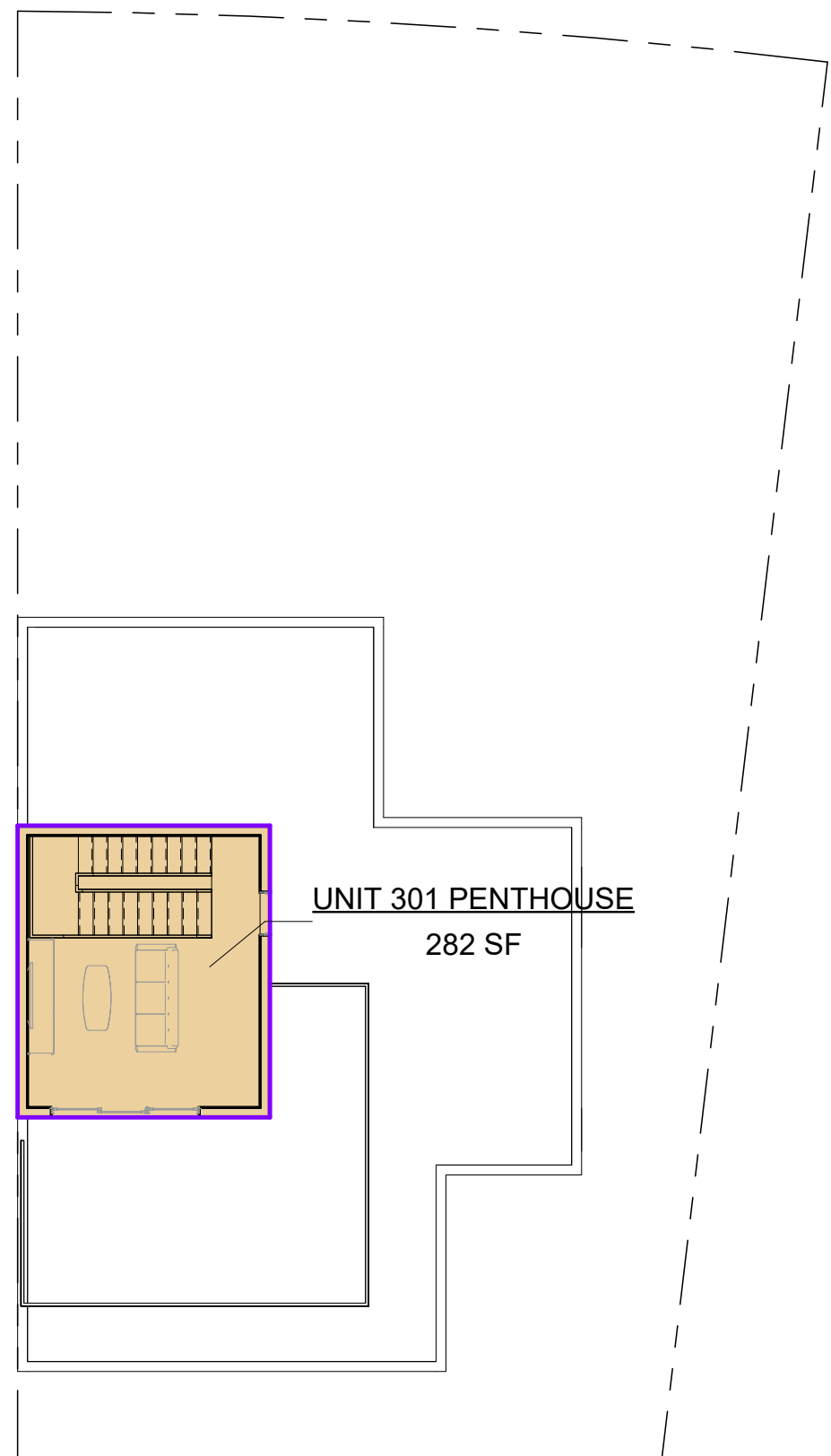
PROPOSED GROSS FLOOR AREA (GFA)			
FLOOR	AREA W/ CELLAR AND PENTHOUSE	AREA W/O CELLAR AND PENTHOUSE	FAR
CELLAR GFA	2,313 SF	0 SF	0.00 SF
1ST FLOOR GFA	2,165 SF	2,165 SF	0.34 SF
2ND FLOOR GFA	2,165 SF	2,165 SF	0.34 SF
3RD FLOOR GFA	1,381 SF	1,381 SF	0.22 SF
PENTHOUSE GFA	282 SF	0 SF	0.00 SF
	8,306 SF	5,711 SF	0.90 SF



7 | PROPOSED ELEVATION  
SCALE 1" = 10'-0"

# 39TH ST. APARTMENT RENOVATION





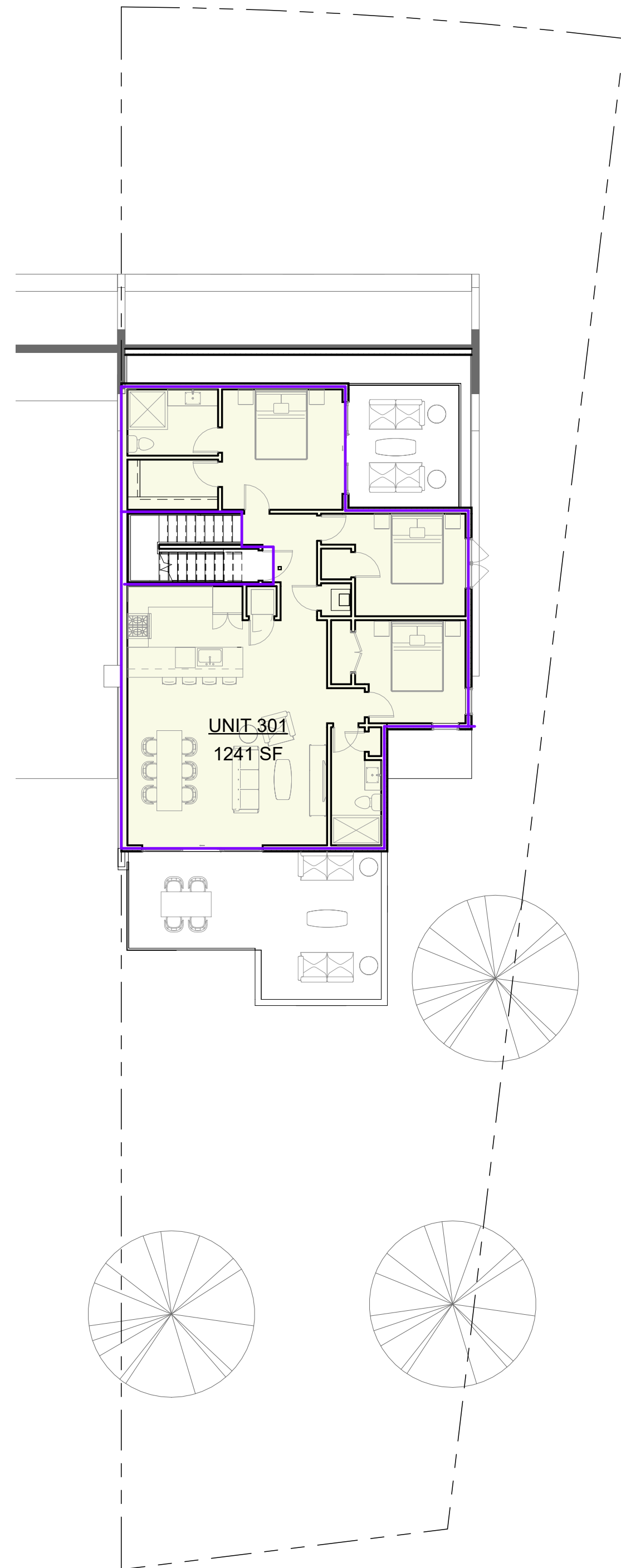
5 | (N) PENTHOUSE  
A200 SCALE 3/32" = 1'-0"

UNIT LEGEND

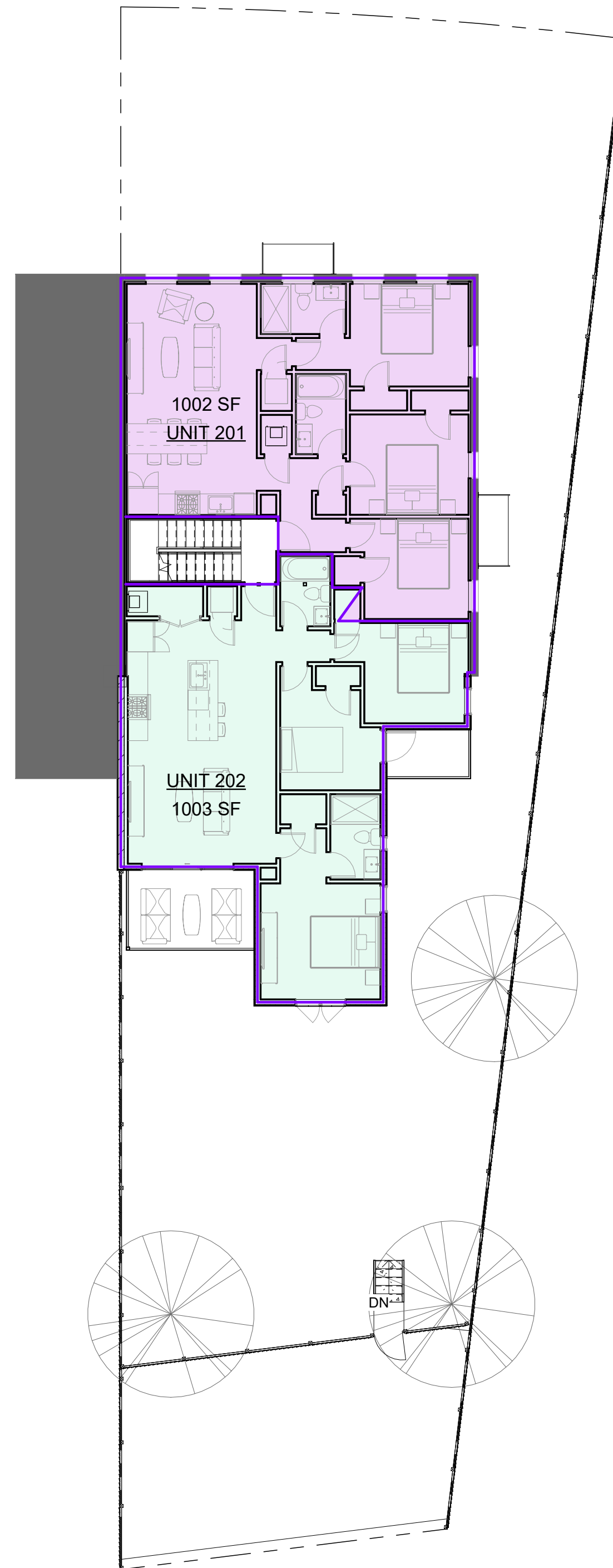
- UNIT 101
- UNIT 102
- UNIT 201
- UNIT 202
- UNIT 301
- UNIT 301 PENTHOUSE
- UNIT B01
- UNIT B02

UNIT AREAS	
UNIT NUMBER	AREAS
UNIT B01	864 SF
UNIT B02	1,252 SF
UNIT 101	831 SF
UNIT 102	1,071 SF
UNIT 201	1,002 SF
UNIT 202	1,003 SF
UNIT 301	1,241 SF
UNIT 301 PENTHOUSE	282 SF
	7,545 SF

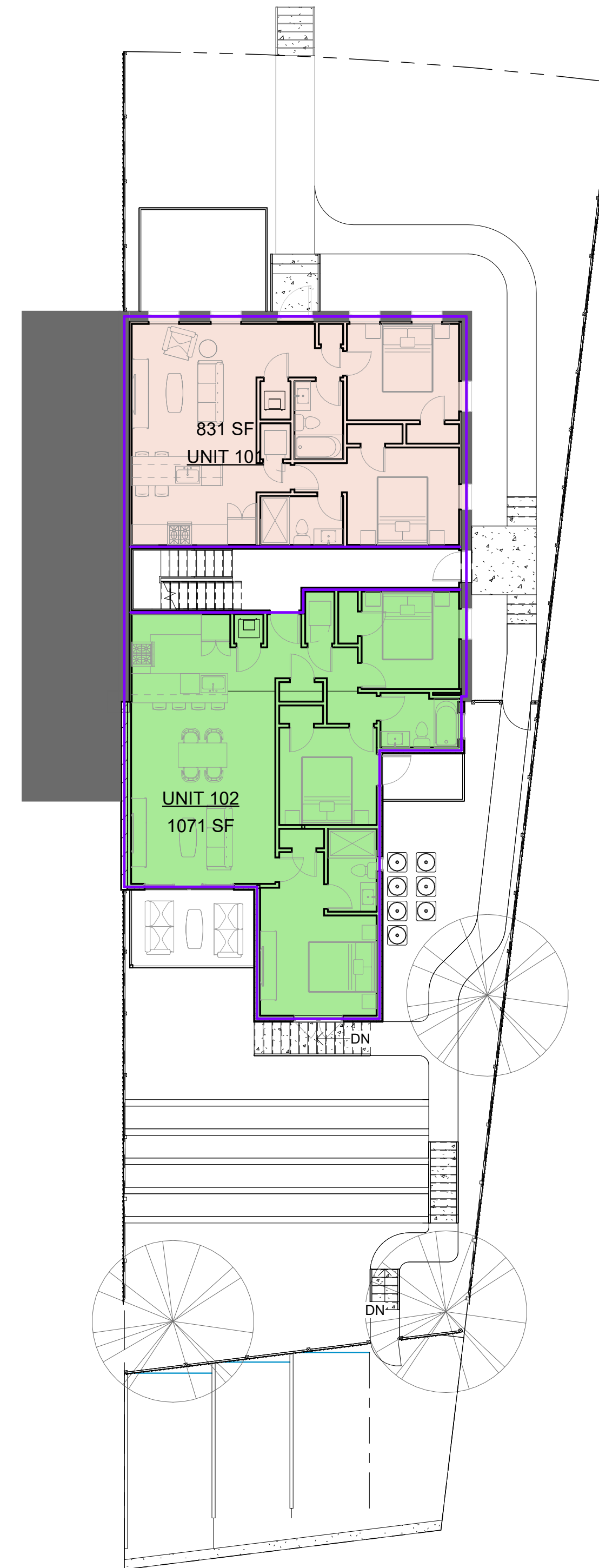
PROPOSED GROSS FLOOR AREA (GFA)			
FLOOR	AREA W/ CELLAR AND PENTHOUSE	AREA W/O CELLAR AND PENTHOUSE	FAR
CELLAR GFA	2,313 SF	0 SF	0.00 SF
1ST FLOOR GFA	2,165 SF	2,165 SF	0.34 SF
2ND FLOOR GFA	2,165 SF	2,165 SF	0.34 SF
3RD FLOOR GFA	1,381 SF	1,381 SF	0.22 SF
PENTHOUSE GFA	282 SF	0 SF	0.00 SF
	8,306 SF	5,711 SF	0.90 SF



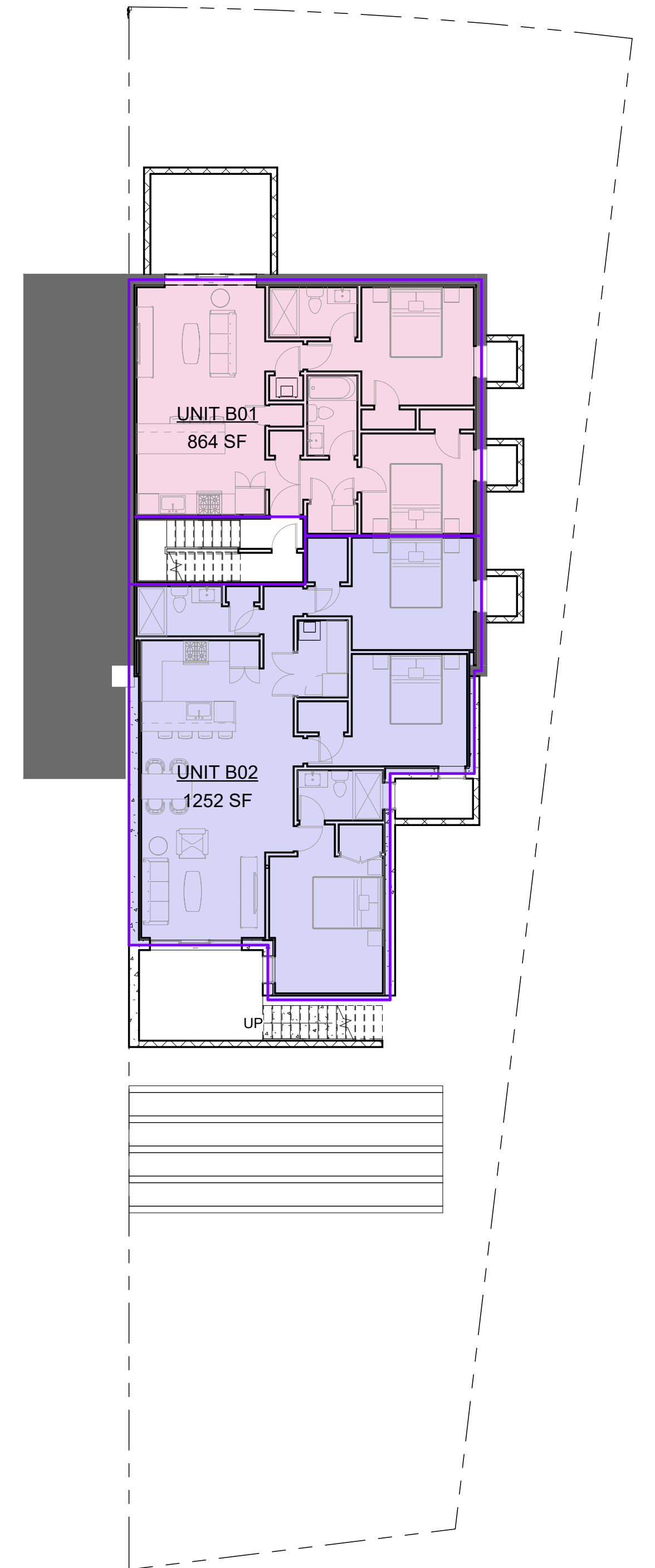
4 | 3RD FLOOR UNIT AREAS  
A200 SCALE 3/32" = 1'-0"



3 | 2ND FLOOR UNIT AREAS  
A200 SCALE 3/32" = 1'-0"



2 | 1ST FLOOR UNIT AREAS  
A200 SCALE 3/32" = 1'-0"



1 | CELLAR UNIT AREAS  
A200 SCALE 3/32" = 1'-0"





① ELEVATION - NORTH  
3/16" = 1'-0"



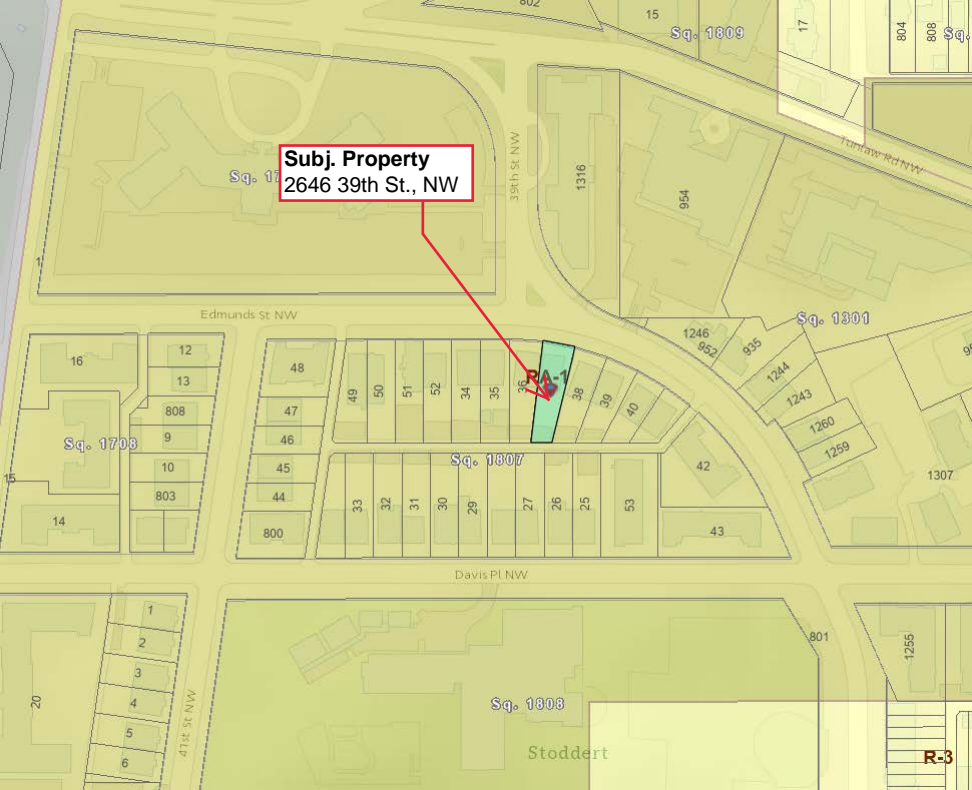
② ELEVATION - EAST  
3/16" = 1'-0"



③ ELEVATION - SOUTH  
3/16" = 1'-0"

# 39TH ST. APARTMENT RENOVATION

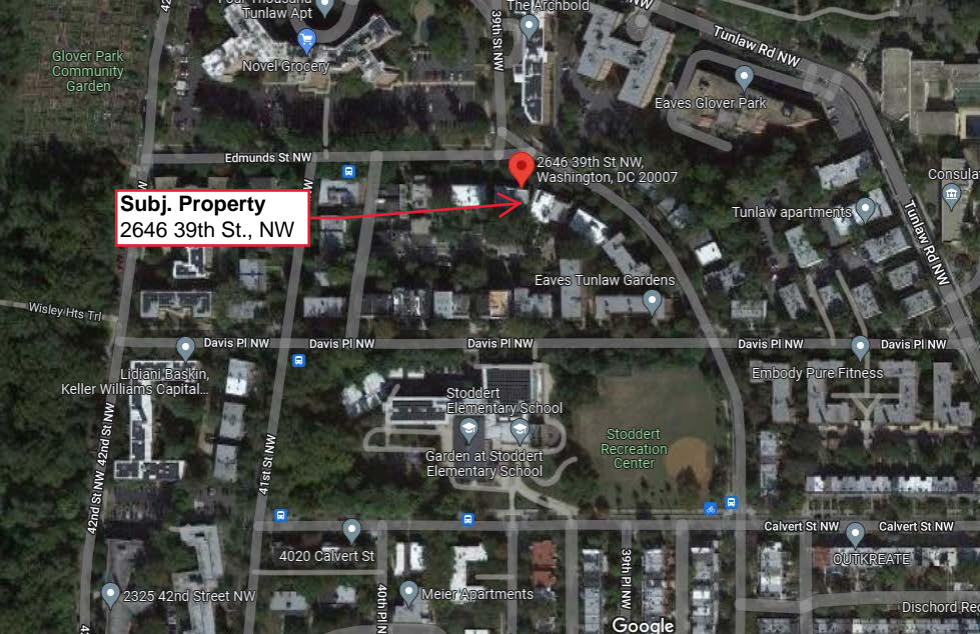
**Subj. Property**  
2646 39th St., NW





**Subj. Property**  
2646 39th St., NW

2646 39th St NW,  
Washington, DC 20007





**Subj. Property**  
2646 39th St., NW

2650 39th St., NW





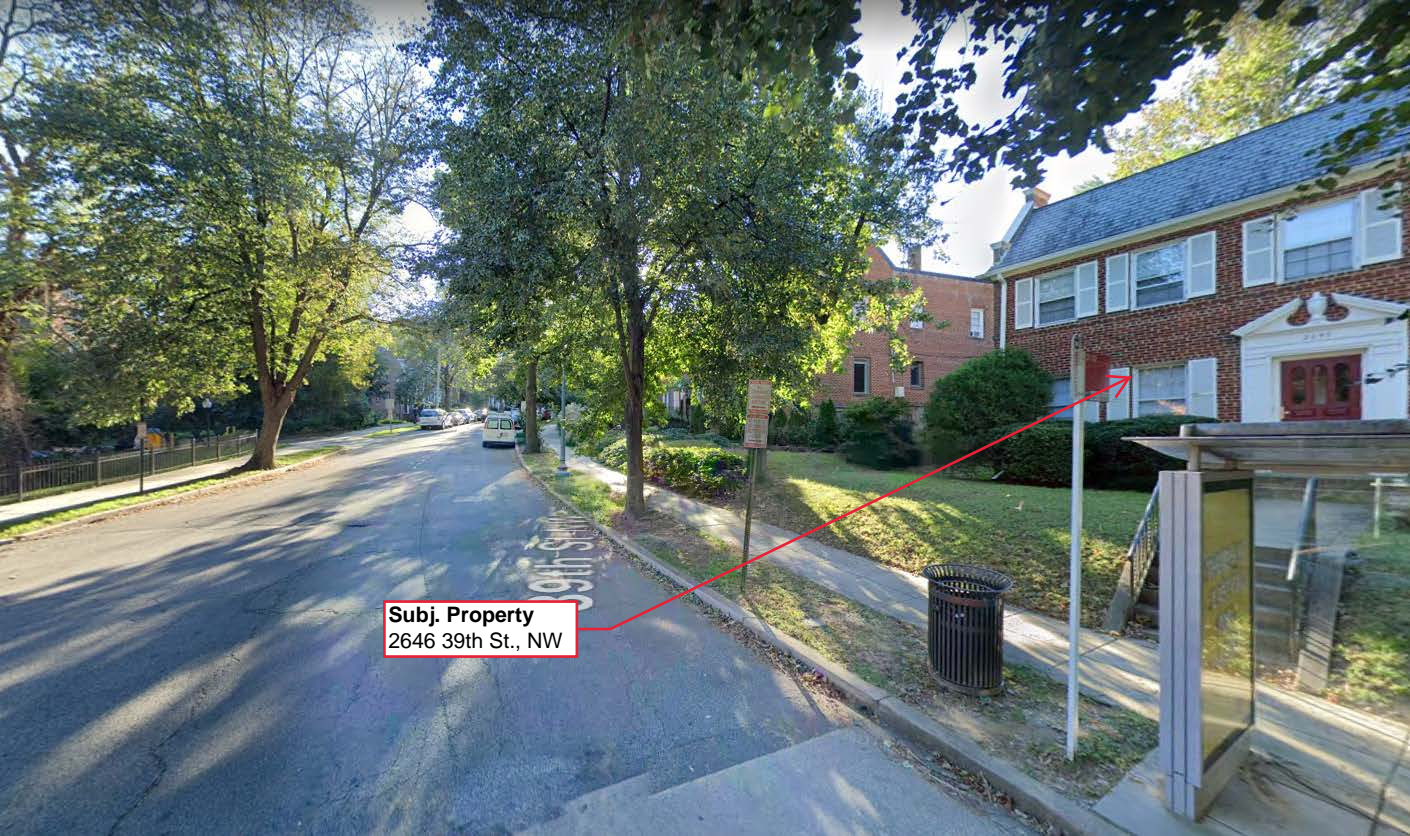
2650 39th St., NW

**Subj. Property**  
2646 39th St., NW

4000 Tunlaw Rd., NW



**Subj. Property**  
2646 39th St., NW







2725 39th St., NW





2725 39th St., NW



4000 Tunlaw Rd., NW

## **CERTIFICATION OF PROFICIENCY**

I hereby certify that I have read the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment (“Board”) as set forth in Subtitle Y of Title 11 of the District of Columbia Municipal Regulations (“2016 Zoning Regulations”), and I am able to competently represent the owner in proceedings before the Board.

*Martin P Sullivan*

---

Martin P. Sullivan, Esq.

*Alexandra Wilson*

---

Alexandra Wilson, Esq.



**Certificate of Service**

I certify that on October 6, 2022, I served a copy of this application to the following:

D.C. Office of Planning  
1100 4th Street SW, Suite E650  
Washington, DC 20024  
[Planning@dc.gov](mailto:Planning@dc.gov)

Advisory Neighborhood Commission 3B

ANC Office  
[3B@anc.dc.gov](mailto:3B@anc.dc.gov)

Brian G. Turmail, Chairperson  
[3B05@anc.dc.gov](mailto:3B05@anc.dc.gov)

Melissa Lane, SMD  
[3B03@anc.dc.gov](mailto:3B03@anc.dc.gov)

Respectfully Submitted,

*Sarah Harkcom*  
\_\_\_\_\_  
Sarah Harkcom, Case Manager

## **STATEMENT OF COMMUNITY OUTREACH**

Pursuant to Subtitle Y-300.8(I), we will contact ANC Chairperson, Brian G. Turnail, and, Melissa Lane the Single Member District Commissioner (3B03) for the Property. We plan to present to the full ANC.

*Sarah Harkcom*

Sarah Harkcom, Case Manager

2630 39TH STREET LLC  
2300 WISCONSIN AVE NW STE 300A  
WASHINGTON DC 20007-1885

PATRICIA CLARK  
2634 39TH ST NW APT 1  
WASHINGTON DC 20007-1203

CAROL VILSACK  
2638 39TH ST NW  
WASHINGTON DC 20007-1204

2003 1ST STREET LLC  
2300 WISCONSIN AVE NW  
WASHINGTON DC 20007-1810

STEPHEN CHAKERIAN  
2650 39TH STREET NW Unit 1  
WASHINGTON DC 20007

2650 39TH STREET LLC  
2650 39TH STREET NW Unit 2  
WASHINGTON DC 20007

JENNIFER BEYER  
2650 39TH STREET NW Unit 3  
WASHINGTON DC 20007

RICHARD RATTAN  
2650 39TH STREET NW Unit 4  
WASHINGTON DC 20007

3900 EDMUNDS STREET LLC  
2300 WISCONSIN AVE NW  
WASHINGTON DC 20007-1810

JESSICA STEELE  
3904 EDMUNDS ST NW  
WASHINGTON DC 20007-1293

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9614 IRON LEAF TRL  
LAUREL MD 20723-5878

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4004 EDMUNDS STREET NW Unit 1  
WASHINGTON DC 20007

CHI POON  
4004 EDMUNDS STREET NW Unit 2  
WASHINGTON DC 20007

SOHAIR AGUIRRE  
4004 EDMUNDS STREET NW Unit 3  
WASHINGTON DC 20007

VICTOR RICSLIT  
4004 EDMUNDS STREET NW Unit 4  
WASHINGTON DC 20007

BRADLEY KURTZMAN  
4004 EDMUNDS STREET NW Unit 5  
WASHINGTON DC 20007

UK OF GREAT BRITAIN AND NORTHERN IRELAND  
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POTOMAC MD 20854-1767

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WASHINGTON DC 20007

SAMIRA GEORGI  
4004 EDMUNDS STREET NW Unit 9  
WASHINGTON DC 20007

MEGHAN RODGERS  
4017 DAVIS PL NW  
WASHINGTON DC 20007-1227

4013 DAVIS PLACE LLC  
2300 WISCONSIN AVE NW STE 300A  
WASHINGTON DC 20007-1885

HELEN KNIGHT  
4009 DAVIS PLACE NW Unit 1  
WASHINGTON DC 20007

JONATHAN MCADAM  
4009 DAVIS PLACE NW Unit 101  
WASHINGTON DC 20007

STEPHEN DOUGHERTY  
4009 DAVIS PLACE NW Unit 102  
WASHINGTON DC 20007

THOMAS RODGERS  
4009 DAVIS PLACE NW Unit 201  
WASHINGTON DC 20007

AYDEE FISHBACK  
4009 DAVIS PLACE NW Unit 202  
WASHINGTON DC 20007

JULIAN JIMENEZ  
4009 DAVIS PLACE NW Unit 301  
WASHINGTON DC 20007

EARL MCGRAW  
4009 DAVIS PLACE NW Unit 302  
WASHINGTON DC 20007

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4005 52ND ST NW  
WASHINGTON DC 20016-1927

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4001 DAVIS PLACE NW Unit 1  
WASHINGTON DC 20007

JULIAN FINE  
4001 DAVIS PLACE NW Unit 2  
WASHINGTON DC 20007

TRINITY HANLINE  
4001 DAVIS PLACE NW Unit 3  
WASHINGTON DC 20007

JOHN SUN  
4001 DAVIS PLACE NW Unit 4  
WASHINGTON DC 20007

3941 DAVIS PLACE LLC  
2300 WISCONSIN AVE NW # 300A  
WASHINGTON DC 20007-1843

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3937 DAVIS PLACE NW Unit 1  
WASHINGTON DC 20007

CARL SUNDIN  
3937 DAVIS PLACE NW Unit 2  
WASHINGTON DC 20007

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3910 FULTON ST NW # 202  
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3937 DAVIS PLACE NW Unit 4  
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3937 DAVIS PLACE NW Unit 7  
WASHINGTON DC 20007

PIERRE-MARIE LASSERON  
3937 DAVIS PLACE NW Unit 8  
WASHINGTON DC 20007

JOSEPH BARLIA  
3937 DAVIS PLACE NW Unit P-1  
WASHINGTON DC 20007

NATASHA BHALLA  
3937 DAVIS PLACE NW Unit P-4  
WASHINGTON DC 20007

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WASHINGTON DC 20010-3301

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8050 WOODLAND HILLS LN  
FAIRFAX STATION VA 22039-2434

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3925 DAVIS PLACE NW Unit B-3  
WASHINGTON DC 20007

STACIA FREDERICK  
3925 DAVIS PLACE NW Unit B-4  
WASHINGTON DC 20007

MONICA REGAN  
3926 DAVIS PLACE NW Unit B-5  
WASHINGTON DC 20007

CHATEL REAL ESTATE  
3210 N ST NW  
WASHINGTON DC 20007-2893

LINDSEY MURPHY  
3926 DAVIS PLACE NW Unit B-7  
WASHINGTON DC 20007

DOINA LONESCU  
3926 DAVIS PLACE NW Unit 101  
WASHINGTON DC 20007

FLORA DAKAS  
3926 DAVIS PLACE NW Unit 103  
WASHINGTON DC 20007

ELAINE ZHANG  
3926 DAVIS PLACE NW Unit 104  
WASHINGTON DC 20007

SUZANNE ARMSTRONG  
3926 DAVIS PLACE NW Unit 105  
WASHINGTON DC 20007

JOHN CHRISTOPHER SCHROTER TRUSTEE  
3926 DAVIS PLACE NW Unit 106  
WASHINGTON DC 20007

THEOS ANGELUS  
3926 DAVIS PLACE NW Unit 107  
WASHINGTON DC 20007

WHITNEY HEWITT  
3926 DAVIS PLACE NW Unit 201  
WASHINGTON DC 20007

ANNA LOUGHRAN  
3926 DAVIS PLACE NW Unit 202  
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2800 QUEBEC ST NW # 837  
WASHINGTON DC 20008-1271

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9808 LOG HOUSE CT  
GAITHERSBURG MD 20882-2704

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3926 DAVIS PLACE NW Unit 205  
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3926 DAVIS PLACE NW Unit 206  
WASHINGTON DC 20007

PATRICK NOWAK  
3926 DAVIS PLACE NW Unit 207  
WASHINGTON DC 20007

CATHERINE PARTAIN  
3926 DAVIS PLACE NW Unit 301  
WASHINGTON DC 20007

RICARDO GORTAIRE  
3926 DAVIS PLACE NW Unit 302  
WASHINGTON DC 20007

KIMBERLY COOPER  
3926 DAVIS PLACE NW Unit 303  
WASHINGTON DC 20007

CHRISTOPHER LEON  
3926 DAVIS PLACE NW Unit 304  
WASHINGTON DC 20007

TEREZINHA VITOR  
3926 DAVIS PLACE NW Unit 305  
WASHINGTON DC 20007

KRISTINA KAY  
3926 DAVIS PLACE NW Unit 306  
WASHINGTON DC 20007

SHERIDAN RUIZ  
3926 DAVIS PLACE NW Unit 307  
WASHINGTON DC 20007

AVB TUNLAW GARDENS LLC  
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ARLINGTON VA 22203-4439

WASHINGTON ORTHOPAEDIC & SPINE INST LLC  
14904 JEFFERSON DAVIS HWY STE 201  
WOODBIDGE VA 22191-3908

4000 TUNLAW UNIT OWNER ASSOCIATION  
PO BOX 10821  
CHANTILLY VA 20153-0821

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388 ALAMEDA PKWY  
ARNOLD MD 21012-1412

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3837 9TH ST S  
ARLINGTON VA 22204-1529

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4000 TUNLAW ROAD NW Unit 114  
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ALI ADIB SOLTANI  
4000 TUNLAW ROAD NW Unit 115  
WASHINGTON DC 20007

KRISTEN HOOK  
4000 TUNLAW ROAD NW Unit 116  
WASHINGTON DC 20007

ANDONI BUJAN  
4000 TUNLAW ROAD NW Unit 117  
WASHINGTON DC 20007

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1710 LA LUNA CT  
SN LUIS OBISP CA 93405-4713

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4000 TUNLAW ROAD NW Unit 119  
WASHINGTON DC 20007

I DELGADO  
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CATHARPIN VA 20143-1025

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4000 TUNLAW ROAD NW Unit 124  
WASHINGTON DC 20007

LISA KENLRY  
4000 TUNLAW ROAD NW Unit 125  
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BARBARA CANADA TRUSTEE  
3033 CLINTON ST NE  
WASHINGTON DC 20018-2627

VAN NESS #1129 LLC LLC  
4020 BEECHER ST NW APT 102  
WASHINGTON DC 20007-4900



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8900 SEVEN LOCKS RD  
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TO LUU  
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MARIA BOYLE  
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WASHINGTON DC 20007

GERARD FROST  
4000 TUNLAW ROAD NW Unit 212  
WASHINGTON DC 20007

TARA BARNETT  
4000 TUNLAW ROAD NW Unit 212A  
WASHINGTON DC 20007

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2519 UNIVERSITY PL NW APT A  
WASHINGTON DC 20009-8528

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4000 TUNLAW ROAD NW Unit 215  
WASHINGTON DC 20007

ANNE LUCK  
4000 TUNLAW ROAD NW Unit 216  
WASHINGTON DC 20007

TIFFANY CROSBY  
4000 TUNLAW ROAD NW Unit 217  
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ASSOCIATION  
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HELEN MARIE GAUDIN TRUSTEE  
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EDEN BROWN MCNABB BISHOP TRUSTEE  
4000 TUNLAW ROAD NW Unit 221  
WASHINGTON DC 20007

TOBY HARRELL  
3200 38TH ST NW  
WASHINGTON DC 20016-3729

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4000 TUNLAW ROAD NW Unit 223  
WASHINGTON DC 20007

COUNCIL OF CO-OWNERS COLONNADE CONDO  
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MINOS MOUSSOUROS  
4000 TUNLAW ROAD NW Unit 226  
WASHINGTON DC 20007

ADORACION PUNLO  
4000 TUNLAW ROAD NW Unit 227  
WASHINGTON DC 20007

MICHAEL ORCUTT  
4000 TUNLAW ROAD NW Unit 308  
WASHINGTON DC 20007

MARJORIE NEWMAN  
4000 TUNLAW ROAD NW Unit 309  
WASHINGTON DC 20007

PENG WANG  
4000 TUNLAW ROAD NW Unit 310  
WASHINGTON DC 20007

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FORT COLLINS CO 80525-3560

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KEY BISCAYNE FL 33149-2651

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4100 CATHEDRAL AVE NW # 321  
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WASHINGTON DC 20007

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10719 SW 117TH PL  
MIAMI FL 33186-3944

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4000 TUNLAW ROAD NW Unit 326  
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WASHINGTON DC 20007

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ALEXANDRIA VA 22306-2281

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4000 TUNLAW ROAD NW Unit 406  
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ARIANNE WESSAL  
4000 TUNLAW ROAD NW Unit 407  
WASHINGTON DC 20007

MURIEL JOFFE  
4000 TUNLAW ROAD NW Unit 408  
WASHINGTON DC 20007

CHUNANGAD SUBRAMANIAN  
4000 TUNLAW ROAD NW Unit 409  
WASHINGTON DC 20007

VANESSA ROWAN  
4000 TUNLAW ROAD NW Unit 410  
WASHINGTON DC 20007

MONIKA KASSYK  
4000 TUNLAW ROAD NW Unit 411  
WASHINGTON DC 20007

MARY GRAVES  
4000 TUNLAW ROAD NW Unit 412  
WASHINGTON DC 20007

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1532 SWANN ST NW  
WASHINGTON DC 20009-3942

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4000 TUNLAW ROAD NW Unit 414  
WASHINGTON DC 20007

EDWARD FRITZ  
4000 TUNLAW ROAD NW Unit 415  
WASHINGTON DC 20007

ALEXANDER PERKINS  
4000 TUNLAW ROAD NW Unit 416  
WASHINGTON DC 20007

ZAINAB AL KANZI  
4000 TUNLAW ROAD NW Unit 417  
WASHINGTON DC 20007

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MENLO PARK CA 94025-2423

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22250 SHAKER BLVD  
SHAKER HTS OH 44122-2690

MARIE STEFFANY TRUSTEE  
4000 TUNLAW ROAD NW Unit 420  
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NOYAN EYIGOR  
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WASHINGTON DC 20007

CARA KELLY  
4000 TUNLAW ROAD NW Unit 422  
WASHINGTON DC 20007

BLYTHE ALEXANDER  
4000 TUNLAW ROAD NW Unit 423  
WASHINGTON DC 20007

YU-CHEN FAN  
4000 TUNLAW ROAD NW Unit 424  
WASHINGTON DC 20007

JUDITH SCHAEFER, TRUSTEE  
4000 TUNLAW ROAD NW Unit 425  
WASHINGTON DC 20007

ARAM ROSTON  
4000 TUNLAW ROAD NW Unit 426  
WASHINGTON DC 20007

SHARON SEGAL  
4000 TUNLAW ROAD NW Unit 427  
WASHINGTON DC 20007

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918 BELVEDERE CT  
FORT COLLINS CO 80525-6702

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4000 TUNLAW ROAD NW Unit 502  
WASHINGTON DC 20007

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4000 TUNLAW ROAD NW Unit 503  
WASHINGTON DC 20007

FRED A SMITH CO  
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WASHINGTON DC 20037-2518

BEATRIZ PINERES  
4000 TUNLAW ROAD NW Unit 505  
WASHINGTON DC 20007

GARLAND BARTLETT  
4000 TUNLAW ROAD NW Unit 506  
WASHINGTON DC 20007

DWIGHT MARTINO  
4000 TUNLAW ROAD NW Unit 507  
WASHINGTON DC 20007

MARIA C J F TORRES  
4000 TUNLAW ROAD NW Unit 508  
WASHINGTON DC 20007

JOHN MANTUA  
4000 TUNLAW ROAD NW Unit 509  
WASHINGTON DC 20007

TERESA WATSON  
4000 TUNLAW ROAD NW Unit 510  
WASHINGTON DC 20007

VIRPI KAIRINEN  
4000 TUNLAW ROAD NW Unit 511  
WASHINGTON DC 20007

ERICA LITOVITZ  
4000 TUNLAW ROAD NW Unit 512  
WASHINGTON DC 20007

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JAMES SULLIVAN  
4000 TUNLAW ROAD NW Unit 516  
WASHINGTON DC 20007

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17420 MACDUFF AVE  
OLNEY MD 20832-2072

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4000 TUNLAW ROAD NW Unit 518  
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COLLEEN GEISLINGER  
1616 ALLISON ST NW  
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ISABEL NAVARRETE  
4000 TUNLAW ROAD NW Unit 520  
WASHINGTON DC 20007

YVONNE SEGARS  
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WASHINGTON DC 20007

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MCLEAN VA 22101-2312

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AMY MILLS  
4000 TUNLAW ROAD NW Unit 524  
WASHINGTON DC 20007

DELHAYE DELHAYE  
912 PERRY PL NE  
WASHINGTON DC 20017-1837

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WASHINGTON DC 20007

CLAUDIA CAICEDO  
4000 TUNLAW ROAD NW Unit 527  
WASHINGTON DC 20007

MAYA SHIH  
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